

8 YEARS OLD — 8 THOUSAND POPULATION — GROWING RAPIDLY.

# GRANITE CITY, ILL.

OPPOSITE ST. LOUIS, MO.

F. G. NIEDRINGHAUS,  
WM. F. NIEDRINGHAUS,  
H. F. NIEDRINGHAUS,

} *Trustees.*

GRANITE CITY REALTY CO.

GEO. W. NIEDRINGHAUS,  
MANAGER.

## ❁ ❁ FOREWORD ❁ ❁

TEN years ago Granite City, Ill., consisted of a few houses situated in the midst of a cornfield in what is locally known as the American Bottoms, one of the most famous wheat and corn raising districts in the country.

Today Granite City has eight thousand inhabitants, nine large and numerous small manufactories, with an annual pay-roll of \$3,500,000.00, banks, hotels, clubs, public schools and churches, and is growing faster than any other city in America.

The purpose of this little booklet is to set forth as briefly and succinctly as possible the reasons for this rapid evolution and to explain the advantages Granite City offers to manufacturers, merchants, investors and home seekers.

First to recognize the natural advantages of Granite City as a manufacturing site were Messrs. F. G. and Wm. F. Niedringhaus, who for over forty years have been among the largest employers of labor in St. Louis, employing in their various manufacturing enterprises over 3,500 men. The city was incorporated by Messrs. Niedringhaus in accordance with Illinois laws in 1896, and the wise forethought, unerring judgment, indomitable energy and unswerving integrity of these gentlemen have been the principal factors in its almost marvelous development.



**TEN YEARS  
AGO AND NOW.**

The illustrations on this page show at a glance the change that has been wrought in Granite City in ten years, and afford convincing proof that the location and other advantages it presents to manufacturers and others are unequaled.



## THE RIVER.

All indications point to an early accomplishment of the project to secure deep water from "Chicago to the Gulf," and this, with the completion of the Panama Canal, which is now practically assured, will give a tremendous impetus to business in the Mississippi Valley and open for it an era of prosperity beyond the dreams of the most ardent enthusiast. No city in the valley is better situated to share in this than Granite City, and the appreciation in value of real estate—these things being accomplished—will be beyond our power to estimate.

## SUBURB OF ST. LOUIS.

Granite City is practically a suburb of St. Louis and its residents share all the advantages of the city without the attendant discomforts. Passenger trains leave Union Station, Granite City, for St. Louis every half hour, landing passengers at Washington Avenue, the business center, in twenty minutes. The commutation fare for adults is six cents and for children three and one-half cents. Electric lines afford rapid intercourse with St. Louis and East St. Louis, and a line will shortly be opened to Alton, Edwardsville, Mitchell and other surrounding towns.



Granite City Union Depot.

## **GEOGRAPHICAL and TOPOGRAPHICAL.**

Granite City is located on the east bank of the Mississippi River, directly opposite the northern part of the city of St. Louis, Mo. It is situated on a high plateau fourteen feet higher than East St. Louis, Ill., which is four miles to the south, and safely above the highest water mark of the greatest river floods on record. The 1903 high water, which resulted so disastrously to nearby towns and threatened for a time to engulf East St. Louis, left Granite City high and dry, a veritable city of refuge.

## **ADVANTAGES TO MANUFACTURERS.**

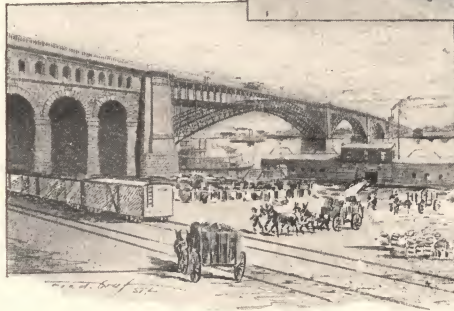
Briefly stated, these are ample shipping facilities by railroad and river, proximity of coal mines, affording cheap fuel, abundant water supply at low rates, cheap electric power and light, moderate taxes, cheap building materials and good roads.

## **RAILROADS.**

Either by private branches and direct switches or by the Terminal R. R. Association, and St. Louis Merchants Bridge Terminal Railway Co., all manufactories in Granite City are connected with all the railroads which enter St. Louis and East St. Louis, twenty-seven in all, ten of which pass directly through Granite City, affording direct and rapid communication with all parts of the country. Ample terminal facilities permit free movement of freight at all times and prevent congestion, with consequent annoyances and loss.

## RIVER BRIDGES.

Two bridges span the Mississippi River to St. Louis. The Merchants Bridge, directly opposite Granite City, and



the famous Eads bridge to the south, opposite East St. Louis.

## ESTABLISHED MANUFACTORIES.

We illustrate on the following pages a number of the principal manufactories now in operation. These institutions represent millions of dollars invested by shrewd business men who thoroughly investigated the conditions and found that Granite City offered them greater advantages and more special inducements than any other location. There are at the present time splendid openings for the following: Flour Mill, Terra Cotta Works, Glass Works, Carriage and Wagon Factory, Stove Works and Machine Shops.

## Railroads Entering Granite City.

Wabash.

Chicago & Alton.

Big Four (C. C. C. & St. L.)

Illinois Central.

St. Louis Merchants Bridge Terminal R. R. and Terminal R. R. Association.

In Addition to the above, the Granite City Belt R. R., or St. Louis Merchants Bridge Terminal and Terminal R. R. Association, connect with the following roads.

Southern.

Missouri, Kansas & Texas.

Missouri Pacific.

St. Louis & Hannibal.

St. Louis, Iron Mountain & Southern.

Mobile & Ohio.

St. Louis & Southwestern.

Baltimore & Ohio Southwestern.

St. Louis, Kansas City & Colorado.

St. Louis & San Francisco.

Chicago, Rock Island and Pacific.

Chicago, Burlington & Quincy.

Clover Leaf.

St. Louis, Troy and Eastern.

Chicago, Peoria & St. Louis.

Toledo, St. Louis & Western.

Vandalia.—Pennsylvania Lines.

Wabash.

St. Louis & Eastern.

Louisville & Nashville.

St. Louis, Keokuk & Northwestern.

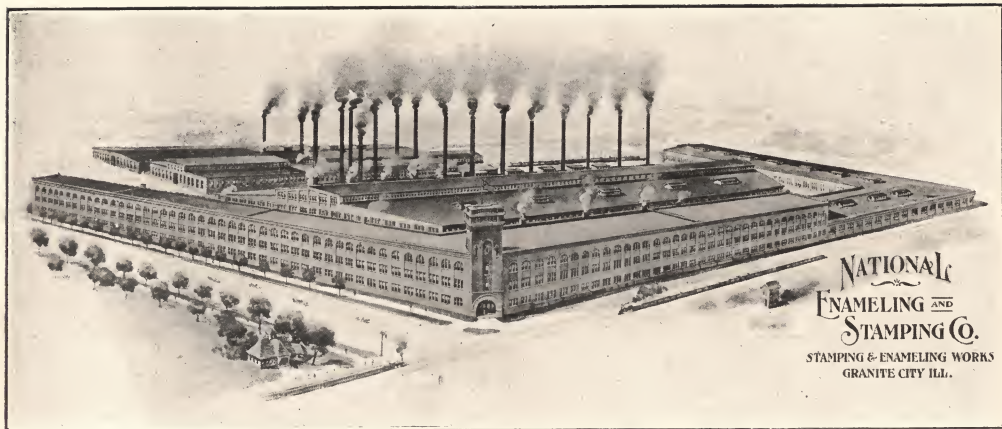
Madison, Illinois & St. Louis.

St. Louis Transfer Ry.

Venice & Carondelet.

Illinois Central.

Taylor City Belt Line.

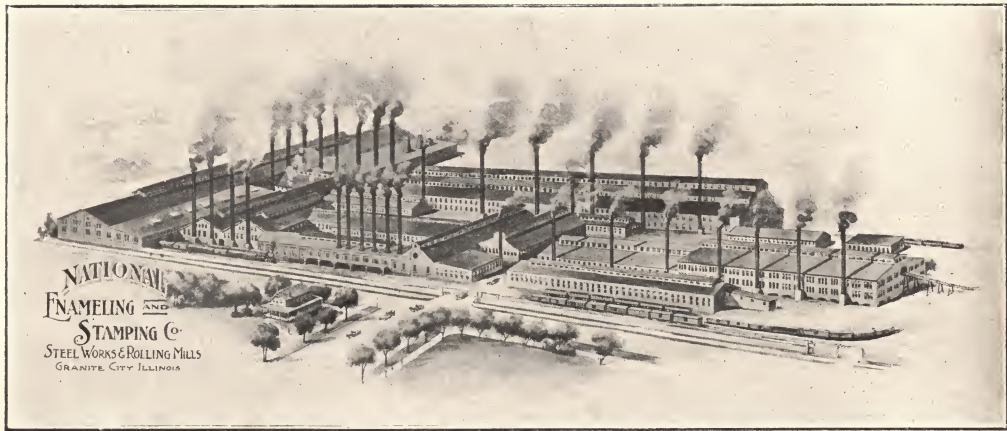


**NATIONAL**  
**ENAMELING AND**  
**STAMPING CO.**  
STAMPING & ENAMELING WORKS  
GRANITE CITY ILL.

## **The National Enameling and Stamping Co.**

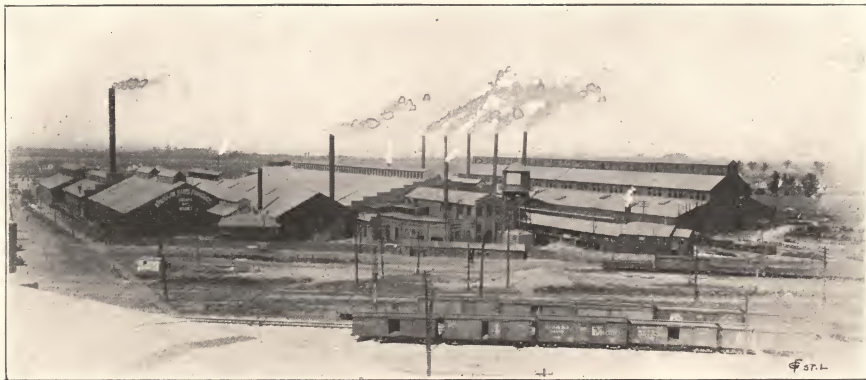
Makers of the Royal Granite Steel Ware. The largest factory of the kind in the world. The buildings cover fifteen acres and over 1500 men are employed.





## The Granite City Steel Works.

Makers of sheet and bar steel and tin plate, capacity four hundred tons daily. Two thousand men are employed in this immense plant, which covers eighteen acres.



## **The American Steel Foundry.**

These extensive works occupy fifteen acres of ground and employ over two thousand men in the manufacture of steel castings, railroad bolsters, etc.



### **The Commonwealth Steel Co.**

Manufacturers of steel castings and railroad supplies. The works, which have a capacity of 150 tons daily, occupy ten acres, and fifteen hundred men are employed.



## **The United Lead Co.**

This organization is the consolidation of the Markle Shot Co., the Hoyt Metal Co., the Collier Shot Co. and others. The plant occupies thirty acres, and additional buildings are now being built at a cost of \$2,000,000, for the manufacture of white lead, sheet lead, lead pipe, shot and metals and plumbers' supplies. There will be nothing detrimental about the plant, as no smelting will be done here. Granite City will be the western distributing point for the company.



## **The St. Louis Syrup and Preserving Co.**

Makers of high grade Preserves, Jellies, etc., in addition to which forty car loads of corn are used daily in the production of syrups, starch and other corn products. The buildings occupy eight acres and the employees number over one thousand.



## **The Wagner Brewing Co.**

This is one of the most up-to-date brewing plants in the country, with a capacity of fifty thousand barrels of beer yearly, and a fifty-ton ice making plant. Two hundred and fifty hands are employed.

**ELEVATOR.** The Granite City Elevator has a capacity of 50,000 bushels. Being located in the center of one of the finest wheat growing sections of the country, with excellent macadam roads centering in Granite City, and exceptional railroad shipping facilities to all points east, it handles an enormous volume of business.

The Granite City Box Co. employ fifty men and cut up over six million feet of lumber annually. They make packing boxes and cases, for which there is a large demand.



The Granite City Box Co.'s Plant.



The Granite City Grain Elevator.  
Capacity, 50,000 Bushels.

**OIL** Borings recently made at Granite City encourage the hope that oil will be discovered in paying quantity, as it has been found within eight miles.

The illustration below shows a drill now being sunk within the city limits.



Drilling for Oil.



### **The Morris Hollow Building Block Co.**

One hundred men are employed by this company, which manufactures hollow building blocks for use in the construction of fire-proof buildings, and for which there is practically unlimited demand.

The Western Fire Brick Co. make a high grade of fire brick for furnaces, retorts and kilns, etc., for which an excellent clay is immediately at hand.



**T**HE illustration which occupies both of the two following pages was reproduced from a photograph taken from the shot tower of the United Lead Co., 185 feet above ground—the highest point of vantage in Granite City from which to take a comprehensive picture. Unfortunately several of the largest factories and the best residence section are not shown, but enough is included to give a fairly good idea of the extent to which manufacturing is now being carried on at Granite City.

**SPLENDID** All manufacturing sites in Granite City are so arranged as to share the  
**SITES OPEN.** advantages of the complete railroad system already referred to. A number of sites are still open and enquiries regarding these, from persons interested, are earnestly solicited.



**Bird's Eye View of Granite City, Ill.—Opposite St. Louis, Mo.**



Eight years old, eight thousand population and growing rapidly.

**T**HE foregoing pages refer to Granite City from the standpoint of the manufacturer—the succeeding pages will show that the city also makes strong claims to consideration on the part of the merchant and home seeker, offering to the former an assurance of a rapidly increasing population on which to draw for successful patronage and to the latter the benefit of a perfectly healthful location, fresh air, pure water supply and an opportunity to build or purchase a home under most favorable conditions.

**WATER  
SUPPLY.**

Granite City is abundantly supplied with clear water taken from the Mississippi at a point opposite the Chain of Rocks, where the St. Louis Water Works are located. The water works system has a capacity of fifteen million gallons of pure filtered water daily. A complete system of mains is already laid, and water rates are very reasonable, especially to manufacturers.

**FUEL AND  
LIGHT.**

Within a few miles of Granite City, connected by both steam and electric freight lines, are extensive coal mines furnishing excellent qualities of cheap coal for manufacturing and domestic uses. The Granite City Gas Light Co.'s plant, now building, will be completed about July 1st. It will have a capacity of 150,000 feet daily. The Granite City Electric Company have a well equipped plant and furnish both light and power for manufacturing.



The Granite City Water Works System.

## STREETS.

The streets, of which fifteen miles are laid out, are well graded and kept. Owing to the nature of the soil, which is a sandy loam, and the complete sewerage system, the streets are almost always in excellent condition, seldom being muddy for more than a few hours at any season of the year. One mile of brick streets and over two miles of granitoid walks have been laid and more will shortly be added.



Niedringhaus Boulevard.

Fourteen thousand trees, which were planted at the time the city was planned, have now attained good growth and contribute much to the appearance of the city, as well as affording grateful shade during the summer months.

Niedringhaus Boulevard, shown in the illustration, is one of the principal thoroughfares, leading directly from the Union Station to the business center; it is brick paved, broad, and graced on either side by beautiful shade trees.

## **BANKS.**

Perhaps the best indication of the amount of business done in Granite City is the fact that it has two Banks, whose combined capital and surplus exceed \$130,000.00, with deposits of nearly \$1,000,000. The Granite City National Bank is a very handsome brick and stone structure, erected at a cost of \$30,000.00. In addition to commercial accounts, this



The First National Bank.

bank also receives savings accounts and does a safe deposit business. It is equipped with modern

steel fire and burglar proof vaults, etc., and is provided with every convenience for its patrons.

The First National Bank is a substantial stone building, which cost \$18,000.00. It has fire and burglar proof vaults and is modern in every detail.



The Granite City National Bank.



**HOTELS.** Two first-class Hotels are now in operation under very efficient and liberal management and enjoying good patronage. Lauff's Hotel, the larger of the two, contains fifty-five rooms and cost \$40,000. It is of modern construction, well furnished and offers



Molthrop's Hotel.



Lauff's Hotel.

excellent accommodation at reasonable rates. Molthrop's Hotel has forty rooms and is well equipped and centrally located.



### **ORGANIZATIONS.**

The Granite City Club is a social, non-political organization with a present membership of 125 of the leading business men and employees of the various works. It occupies very pleasant quarters in one of the principal buildings, arranged as parlors, reading and billiard rooms, and is a very important factor in the social life of the city. The Business Men's Association, an organization for the advancement of the city, has a membership of over 100 of the leading business men, who take an active part in all that pertains to the welfare of the city and the promotion of its interests.

### **NEWSPAPERS.**

Granite City has two live weekly newspapers, the Granite City Press and the Tri-City Progress. They each have a circulation of about three thousand and are well supported by the merchants and manufacturers.

### **TAXES.**

Granite City has a much lower tax rate than the surrounding towns; especial consideration being shown to manufacturers.



The Granite City Club.

**HOSPITAL.** The beautiful building illustrated on this page is the Granite City Hospital, now being built by the Lutheran Church Association, and to be completed about July 1st. The building will cost not less than \$30,000, and at least \$8,000 additional will be expended on the furnishings and equipment. There will be four wards for free patients and forty individual rooms, all arranged in accordance with the most advanced ideas. The operating rooms will be supplied with the latest and best surgical appliances obtainable—in fact, no expense will be spared to perfect every detail. It is conveniently located at the corner of Twenty-first and I Streets, and surrounded by spacious grounds. The institution will be operated on a broad plane, rendering the best service regardless of race or creed, and will be a credit to its promoters and to Granite City.



The Granite City Hospital.

## **GOVERNMENT.**

Granite City has an excellent and progressive city government, consisting of a mayor and ten councilmen, two from each of the five wards into which the city is divided. It also has a paid fire department equipped with modern fire-fighting appliances.

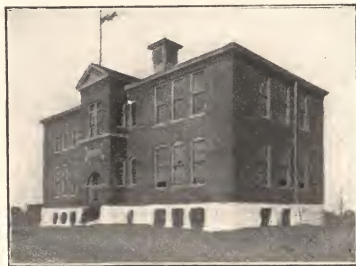
A new City Hall is now being built. It will be a substantial brick structure, and will combine the Council Chamber, the jail and the fire department.

## **SALOONS.**

No town in the country more nearly approaches a satisfactory solution of the saloon question than Granite City. Instead of prohibiting them entirely—which is always a doubtful experiment—the number only is limited and careful discrimination regarding the applicants for licenses, together with a thorough system of regulation and control, has resulted in minimizing the objections to them.

## **POST-OFFICE.**

The Granite City Post-Office was opened in 1896 and the receipts for the first quarter of that year amounted to \$23.00. In 1903 the receipts reached \$8,500, and during 1904 will undoubtedly exceed \$12,000, which will entitle the city to free delivery of mail.



A Public School Building.

**SCHOOLS.** At the time of incorporation Granite City had one very small school building, one teacher and about twenty pupils; it now has four public school buildings, including a high grade High School, twenty-three teachers and an enrollment of over 1,500 pupils. In addition to these there are two

parochial schools, Lutheran and Catholic, with a combined enrollment of four hundred and fifty pupils.



St. Joseph's Church and  
Parochial School.



The Granite City High School.

**SULPHUR  
BATHS.**

A sulphur well has recently been discovered at a depth of 2,000 feet. Analysis shows the water to be identical with that of the famous Belcher baths in St. Louis and to possess rare medicinal quality. A number of bath houses will probably be erected in the near future.

## A HOME CITY.

Granite City not only affords advantages to manufacturers, but is also an attractive and desirable place of residence. It is not the result of haphazard growth, but, as may be seen by reference to the map at the end of this book, it is built on a well defined plan, with broad streets



C Street, looking north.



A Comfortable Home.

arranged at right angles and converging to the circular park which forms the center of the city.

The high elevation, the complete sewerage system, the abundant supply of pure water, all combine to make Granite City one of the most healthful locations in the Mississippi Valley.

**GOOD  
STORES.**

Granite City merchants are progressive. Their stores are well stocked and supplies of all kinds in good assortment may be obtained at equal or even lower prices than prevail in St. Louis.



Corner of Twenty-second and C.



Two beautiful residences on C Street.

The fertility of the surrounding country has already been referred to, and the farmers are alive to the advantages of trading in Granite City. This assures a constant supply of fresh fruits and vegetables, poultry, eggs and other farm and garden produce, which is brought right from the farms to the homes of Granite City residents.



A Manufacturer's Residence.

The illustrations on this and the foregoing pages represent the various classes of residences already built. Many more residences and business houses are urgently needed and would sell or rent immediately.

## **HOMES NEEDED.**

Between the crowded streets of St. Louis and the more open conditions in Granite City, which combine both city and country, every comparison favors the latter, but of the 8,000 men employed daily in the various factories, over 60 per cent are compelled to live elsewhere, owing to lack of houses. Every house in Granite City is occupied and hundreds more are in demand.



A Row of Modern Cottages on I Street.

**PROFITABLE  
INVESTMENT.**

Here is an unequalled opportunity for Real Estate investment. Houses that can be built for \$1000 readily rent for \$144.00 per year. Houses that can be built for \$1,500, rent for \$20 per month. Hundreds of such houses would find ready sale on a basis of one-fifth cash and deferred payments at 6 per cent. interest, at prices that would net a profit of 15 per cent on the investment.



B Street above Twenty-first.

The owners of the real estate stand ready to render all possible assistance to those desiring to build. With the increase in manufactures already arranged for, at least one thousand houses will be needed inside of one year.

**BUILDING  
ASSOCIATIONS.**

Three prosperous Building and Loan Associations render assistance to those desiring to purchase real estate or build homes.



D Street looking North.



**CHURCHES.** Granite City may rightfully claim the title "City of Churches," having at the present time church buildings representing over \$80,000, including the following denominations: Methodist Episcopal, German Methodist Episcopal, German Lutheran, Catholic, Evangelical and Baptist. In addition to these the Episcopal and Christian bodies are now holding regular services and will probably erect church buildings in the very near future.

The Park Methodist Episcopal Church occupies a very pleasant position overlooking the pretty circular park, which forms the center of the city. It is built of brick and stone and contains two beautiful memorial windows. The building cost over \$20,000, largely contributed by Messrs. Niedringhaus.



The Park Avenue Methodist Episcopal Church.

## CHURCHES.

(Continued).

The German Methodist Episcopal Church building is of brick. It cost over \$8,000 and is fully paid for.

The German Evangelical Church is a very attractive brick and stone building which cost over \$10,000.

The Lutheran Church, built several years ago at a cost of over \$8,000, is already too small for the rapidly increasing membership, and changes which will double the present seating capacity will shortly be made at a cost of \$5,000.



Methodist Episcopal,  
(German).



Evangelical.  
(German).



German Lutheran Church and  
Parochial School.

## CHURCHES.

(Continued).

The Baptist Church now in course of erection will be entirely of stone. It will cost over \$10,000, and will have a seating capacity of about 500.

## PARSON- AGES.

Nearly all Granite City churches have their own parsonages, which is a certain indication of healthful financial condition and liberal support.



The Baptist Church.

# IF YOU ARE LOOKING FOR

A MANUFACTURING SITE, With Exceptional Advantages and  
Large Special Inducements, or,

A BUSINESS LOCATION, With Assurance of Rapidly Increasing  
Patronage and Certain Success, or,

A REAL ESTATE INVESTMENT, With Large Immediate Re-  
turns and Rapid Apprecia-  
tion in Values.

## YOU CAN FIND IT AT GRANITE CITY.

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If you are interested, come and investigate and be convinced, or if not convenient to come, any further information will be cheerfully furnished on application to

### THE GRANITE CITY REALTY CO.

Next to Union Depot.

GRANITE CITY, ILL.

# GRANITE CITY

ILLINOIS  
OPPOSITE ST. LOUIS, MISSOURI

ST. LOUIS  
SYRUP & PRESERVING CO.

GRANITE CITY, ILL.



AMERICAN STEEL FOUNDRY



NID DRINGHAUS

NATIONAL CHANGLING & SHIPING CO.

UNITED LEAD WORKS

GRANITE CITY STEEL WORKS